



**67 Market Street, Whitehaven  
Cumberland  
CA28 7JG**

**FOR SALE  
OIRO - £210,000**

- Highly prominent property
- A3 Planning - Takeaway
- Opposite Albion Square
- Valid liquor license
- \*Business Rates – **Nil charge**



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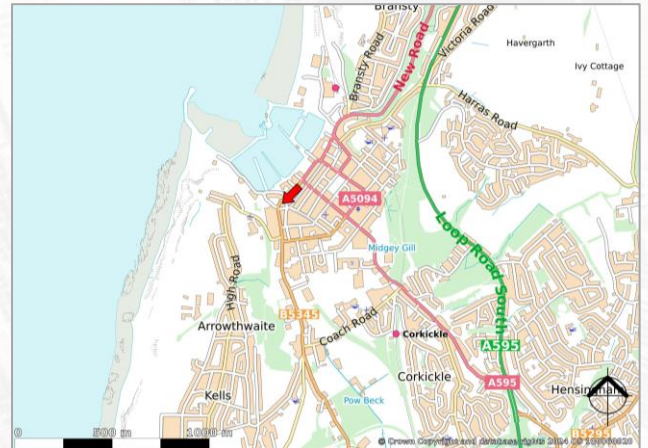
## 67 Market Street, Whitehaven Cumberland CA28 7JG

### Location:

Whitehaven comprises a resurging town in west Cumbria, now known as Cumberland and is home to the NDA and Sellafield Nuclear PowerStation.

In addition, Whitehaven is the home to the start of the Coast-to-Coast cycle ride, and the gateway to the Western Lake District.

Market Square comprises a cobble picturesque area of Whitehaven town centre, Copeland Council's offices (now part of Cumberland Council) being opposite the subject property.



### Description:

This highly prominent property at the heart of Whitehaven town centre is arranged over three storeys and benefits from a well-proportioned basement space.

The property comprises a retail sales space and kitchen cook & preparation area at ground floor, offering a small customer seating area, combined with substantial fitted frying range with side counter sales.

The shop premises has historically been used as an award-winning Arrighi's Fish & Chips Restaurant and which operation carried a four-star Google review.

The basement area is fitted for cold storage and chip prep, the first floor that was historically fitted to a period theme and which offered additional customer seating and a drinks and cocktail bar. A unisex WC is fitted at this level.

At second floor there is a well-appointed, well-proportioned owners flat offering good sized lounge dining space, double bedroom with built in wardrobe space, and large shower room. This is currently well fitted and has clothes washer and separate dryer fitted.

Externally there is an enclosed yard space historically given over for outside seating, a trellised are which with awing provides a weather shelter to guests.



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### Accommodation:

The property has a gross internal floor area of 183.10 m<sup>2</sup> (1,971 ft<sup>2</sup>).

### Business Rates & Council Tax:

The shop is assessed for business rates at an RV of £5,200. This includes the first floor flat. \*On the application of small business rates relief there is no business rates to pay on this property.

### EPC:

The shop and flat are assessed as one entity and holds a E (120) rating.

### Tenure:

The property is held freehold, the interest being of a clean and marketable title free from onerous restriction, charge, title or chief rent payment.

### Price & Terms:

The property is being offered for sale by private treaty at OIRO: **£210,000**

Proof of funds may be required to be shown on acceptance of an offer to acquire made in writing to the Agent.

### VAT:

The property is not elected for VAT.

### Costs:

Each party shall bear their own costs in the matter of this transaction.

## Viewings:

Strictly via Agents

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The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Ref: jal / 438cli / 03.2024

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#### Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

#### Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.